

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Reclassification Of Area Shown On Map Number 3-F.
(As Amended)
(Application Number 13113)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; the western line of the Chicago Transit Authority right-of-way; West Weed Street; North Clybourn Avenue; and North Halsted Street,

to those of an B5-2 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; a line 105.82 feet of North Frontier Avenue or the line thereof if extended where no street exists; the north line of the Chicago Transit Authority right-of-way; the centerline of vacated North Orchard Street; the north line of vacated West Weed Street; and the western right-of-way line of the Chicago Transit Authority right-of-way,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Weed Street; the north line of vacated West Weed Street; the centerline of vacated North Orchard Street; and the centerline of vacated West Weed Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 4. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182 symbols and indications as shown on Map Number 3-F in the area bounded by:

North Clybourn Avenue; North Ogden Avenue; a line 328.57 feet southwest of and parallel to North Clybourn Avenue; a line 923 feet south of North Clybourn Avenue, as measured along North Halsted Street; and North Halsted Street,

to those of Institutional Planned Development Number 182, as amended (2002).

SECTION 5. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 182, As Amended (2002).

Plan Of Development Statements.

1. The area delineated herein as "Institutional Planned Development Number 182, as amended" is owned or controlled by the Young Men's Christian Association of Chicago ("Y.M.C.A.").
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development.
3. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of the Y.M.C.A. and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Y.M.C.A.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of community, social, recreational and day care facilities, including a building containing offices, a gymnasium and swimming pool, handball and tennis courts, facilities for outdoor recreation, facilities for indoor recreation, day care, accessory uses, accessory and non-accessory off-street parking facilities and off-street loading facilities.

7. The following information sets forth data concerning the property included in said development and a Generalized Land-Use Plan illustrating the development of said property in accordance with the intent and purposes of the Chicago Zoning Ordinance.
8. The plan of development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Developments" as adopted by the Commissioner of the Department of Planning and Development.

[Existing Zoning Map; Generalized Land-Use Plan; and Planned Development Boundary and Property Line Map referred to in these Plan of Development Statements printed on pages 90374 through 90376 of this *Journal*.]

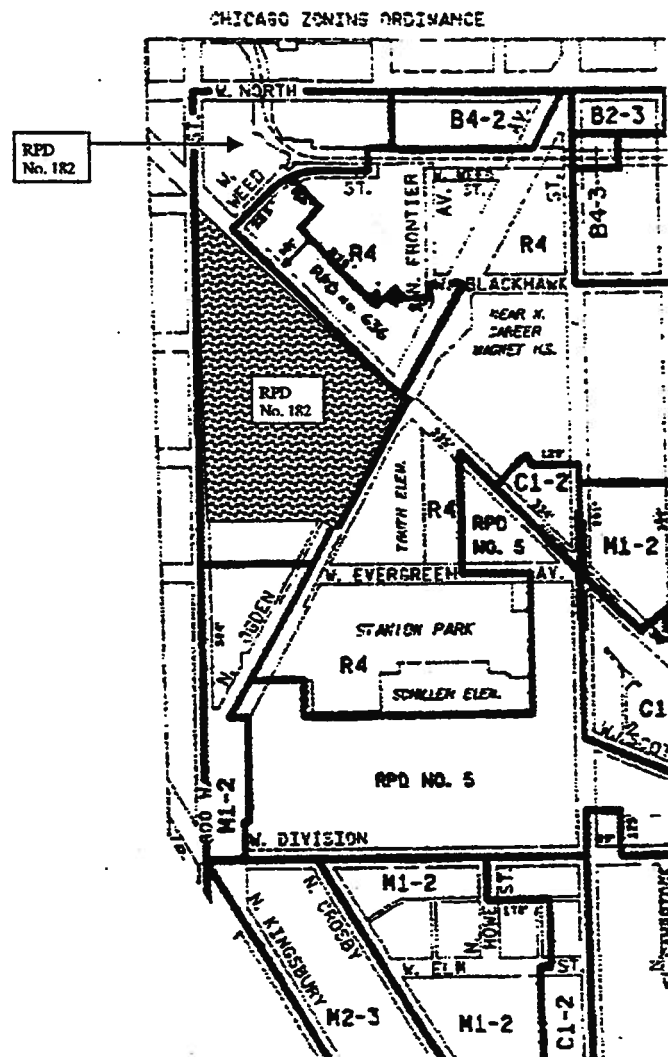
Bulk Regulations and Data Table referred to in these Plan of Development statements reads as follows:

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area of Public Street
443,655.64 square feet		372,645.25 square feet (8.56 acres)		71,010.39 square feet
Maximum Permitted Floor Area Ratio:		0.26.		
Minimum Number of Parking Spaces Required:		80.		
Maximum Percentage of Site Coverage:		20.0%.		
Maximum Periphery Setbacks:		Halsted Street:		80 feet.
		Clybourn Avenue:		0 feet.
		Ogden Avenue:		400 feet.

Existing Zoning Map.

EXISTING ZONING MAP



LEGEND



Planned Development Boundary

Applicant

Young Men's Christian Association of Chicago

Date

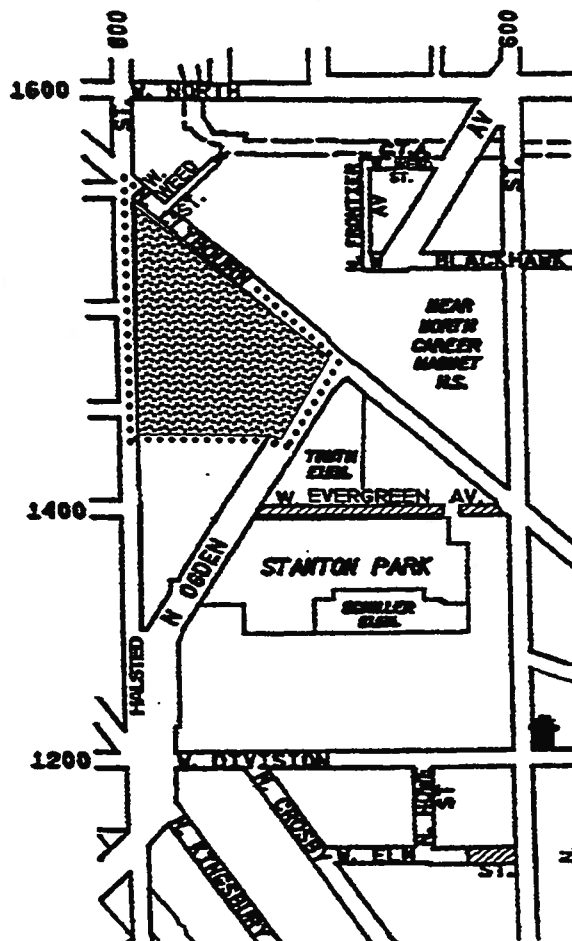
June 13, 2002

Address

1515 North Halsted Street

Generalized Land-Use Plan.

GENERALIZED LAND-USE PLAN



LEGEND

.....

Planned Development Boundary

[Hatched Pattern]

See Statement #6

Applicant

Young Men's Christian Association of Chicago

Date

June 13, 2002

Address

1515 North Halsted Street

DPD-02
(7-4059)

*Reclassification Of Area Shown On Map Number 3-F.
(Application Number DPD-02)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 182 symbols and indications as shown on Map Number 3-F in the area bounded by:

West North Avenue; North Frontier Avenue; the north line of the Chicago Transit Authority right-of-way; North Orchard Street; West Weed Street; North Clybourn Avenue; North Ogden Avenue; a line 923 feet south of North Clybourn Avenue, as measured along North Halsted Street; and North Halsted Street,

to those of Institutional Planned Development Number 182, as amended.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional-Planned Development Number 182, As Amended.

Plan Of Development Statements.

1. The area delineated herein as "Institutional Planned Development Number 182, as amended" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal of the City of Chicago and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Planning and Development or its successors.

5/12/99

REPORTS OF COMMITTEES

3273

5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of community, social, recreational and day care facilities, including a building containing offices, a gymnasium and swimming pool, facilities for outdoor recreation, accessory and non-accessory off-street parking facilities and off-street loading facilities.
7. The following information sets forth data concerning the property included in said development and a Generalized Land-Use Plan illustrating the development of said property in accordance with the intent and purposes of the Chicago Zoning Ordinance.
8. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of the Department of Planning and Development.

[Existing Zoning Map; Planned Development and Boundary Line Map; and Generalized Land-Use Plan referred to in these Plan of Development Statements printed on pages 3276 through 3278 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional-Planned Development Number 182, As Amended.

Bulk Regulations And Data Table.

Subarea	Net Site Area		Maximum Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
	Square Feet	Acres			
A	356,079.0	8.17	None	0.26	20.0%

DIPDC2
(A-4059)

3274

JOURNAL--CITY COUNCIL--CHICAGO

5/12/99

Subarea	Net Site Area		Maximum Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
	Square Feet	Acres			
B	74,709.8	1.72	None	0.24	12.0%
C	79,745.4	1.83	None	0.39	19.5%
Total:	510,534.2	11.72			

General Description Of Land-Use.

A: Administration offices, gymnasium/pools, handball and tennis courts, day care facilities, related athletic and recreation facilities, parking and loading areas.

B: Social and recreation facilities, retail and commercial facilities, interagency offices, parking and loading areas.

C: Medical offices, laboratory and radiology facilities, examination and reception areas, parking and loading facilities.

Gross Site Area	=	Net Site Area	+	Area of Public Street
625,876.9 square feet		510,534.2 square feet		115,342.7 square feet

Maximum Number of Dwelling Units.
Per Acre of Total Net Site Area:

None.

Maximum Permitted Floor Area Ratio
Total Net Site Area:

See Above.

Minimum Number of Parking Spaces
Required:

242.

Maximum Percentage of Land Coverage
for Total Net Site Area:

18.6%.

Maximum Periphery Setbacks:	Subarea A	Subarea B	Subarea C
North Avenue	--	0 feet	15 feet
Halsted Street	80 feet	5 feet	--
Clybourn Avenue	0 feet	23 feet	--
Ogden Avenue	400 feet	--	--

*Reclassification Of Area Shown On Map Number 3-F.
(Application Number DPD-03)*

** Ordained by the City Council of the City of Chicago:*

SECTION. 1: That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 5 symbols and indications as shown on Map Number 3-F in the area bounded by:

North Clybourn Avenue; North Larrabee Street; West Scott Street or the line thereof extended where no street exists; a line 185.94 feet west of North Cleveland Avenue; West Division Street; a line 89 feet east of North Larrabee Street; a line 125 feet north of West Division Street; North Larrabee Street; West Division Street; North Ogden Avenue or the line thereof extended where no street exists; West Scott Street or the line thereof extended where no street exists; North Vine Street or the line thereof extended where no street exists; West Evergreen Avenue; a line drawn from a point 171.01 feet east of North Ogden Avenue, or the line thereof extended where no street exists, along the north line of West Evergreen Avenue to a point 150.87 feet east of North Ogden Avenue, or the line thereof extended where no line exists, along the south line of West Schiller Street; West Schiller Street; and a line 225 feet southeast of North Ogden Avenue or the line extended thereof where no street exists,

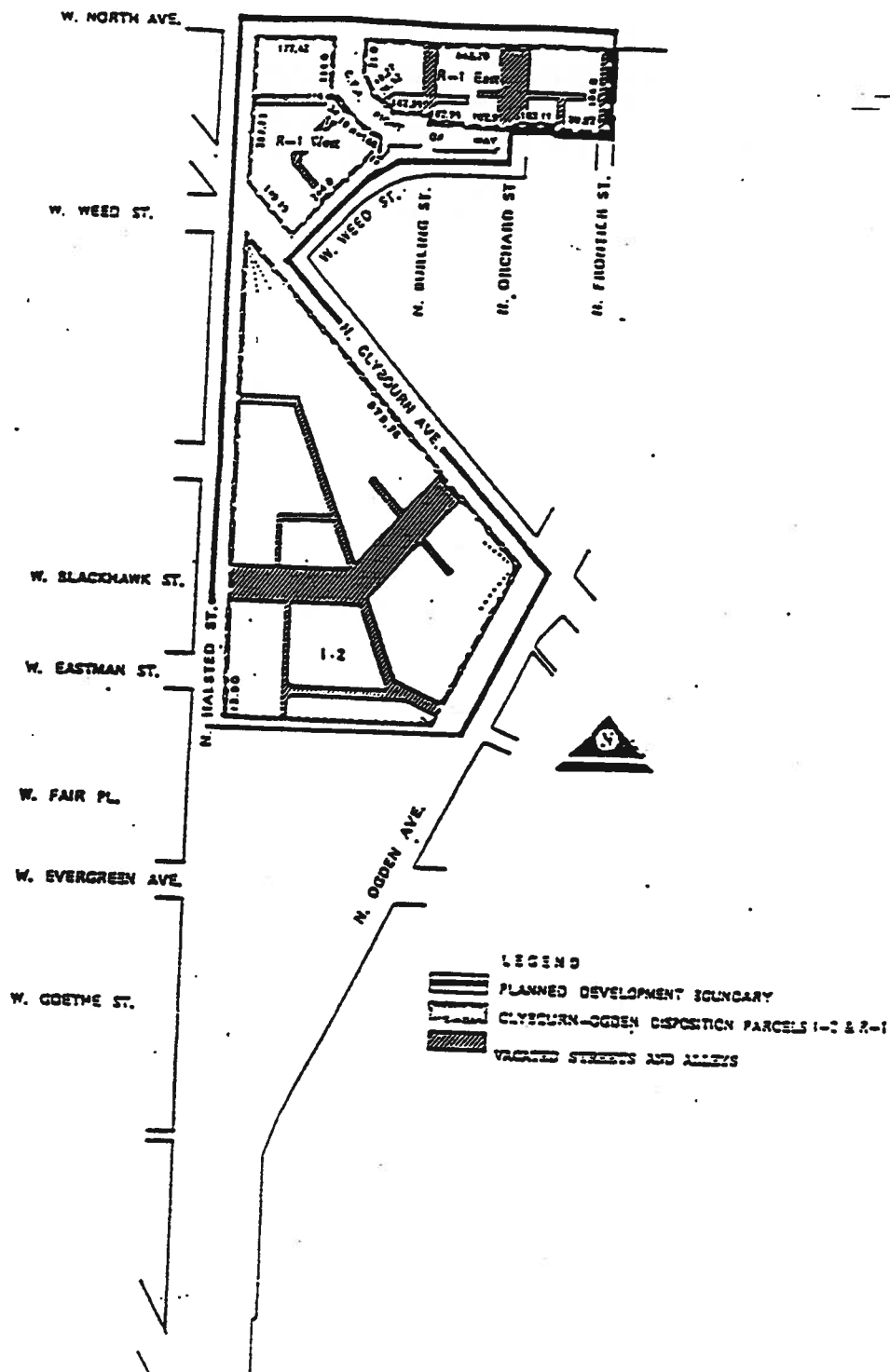
those of Residential Planned Development Number 5, as amended.

5/12/99

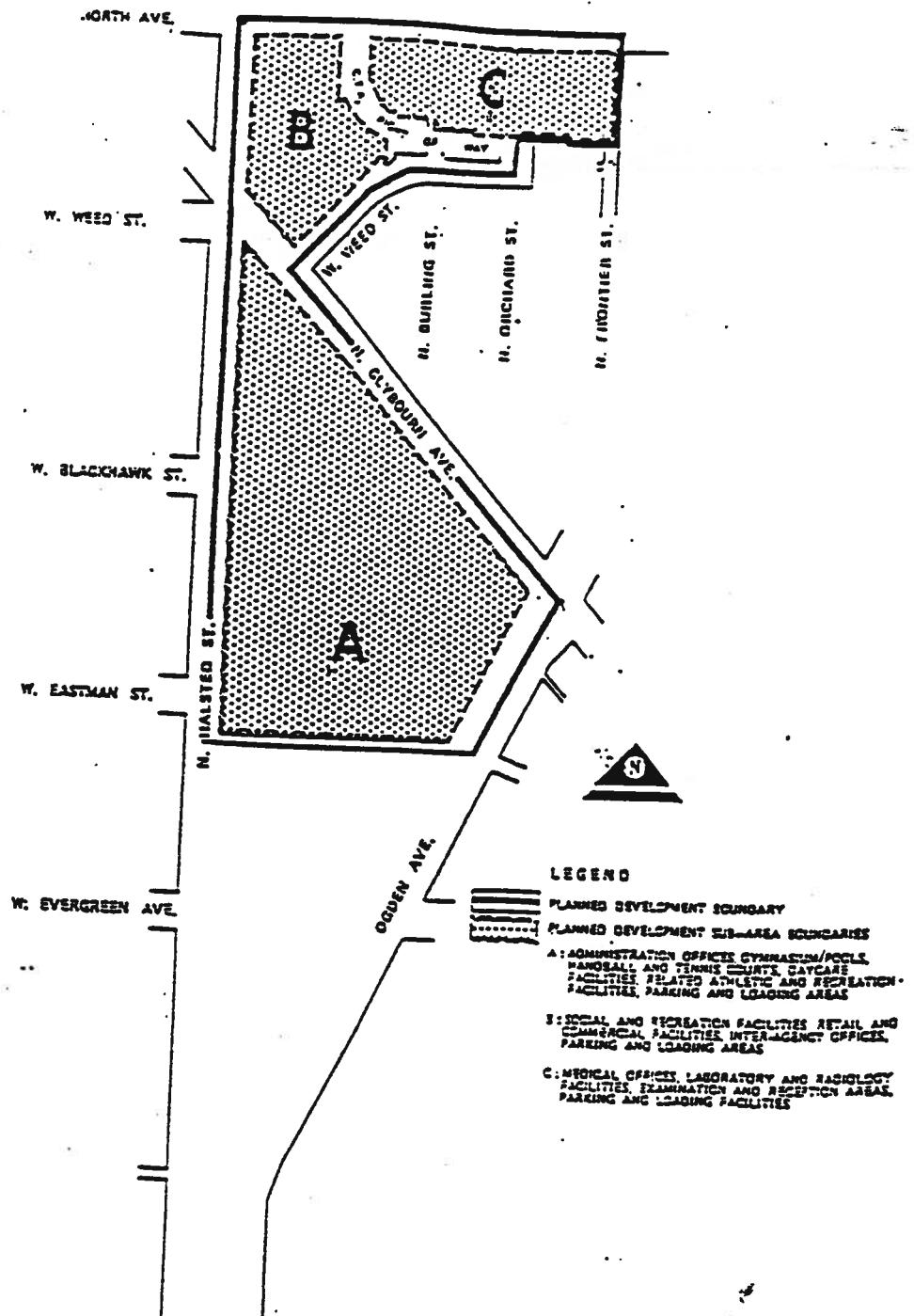
REPORTS OF COMMITTEES

3277

Planned Development And Boundary Line Map.



Generalized Land-Use Plan.





City of Chicago
Richard M. Daley, Mayor

Department of Planning

David R. Mosena
Commissioner

Charles Thurow
First Deputy Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

February 20, 1991

Mr Matthew J. Ottaviano
Senior Vice President
Corporate Offices
YMCA of Metropolitan Chicago
755 West North Avenue
Chicago, Illinois 60610

Dear Mr. Ottaviano:

Please be advised that your request for a minor change to Institutional Planned Development No. 182 has been considered by the Department of Planning pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance.

Specifically, you requested that the use of the existing YMCA parking lot be expanded to include shared use with the Steppenwolf Theater Company. This change would alter your existing "accessory parking" to "non-accessory parking" during the evening and weekend hours that it is used by the Theater.

With regard to your request, the Department of Planning has determined that the modification would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor change will not:

1. Change the character of the development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent land coverage for the site;
5. Permanently reduce the minimum required distance between structures or in the periphery setback;

providing, however, that the following conditions are adhered to:



Matthew J. Ottaviano 2/20/1991
Page 2

1. The terms and conditions of the lease (dated February 6, 1991) that relate to the operation of the parking lot shall be made part of this determination.

2. The management of the YMCA shall be required to notify the Department of Planning in the event that the parking lot lease is broken prior to the end of its term.

3. The management of the YMCA shall be required to notify the Department of Planning if the Steppenwolf Theater proposes to share the existing parking during any hours other than those specified in the lease.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, the Commissioner of the Department of Planning hereby authorizes and approves the shared use of the existing YMCA parking lot at 755 West North Avenue for the Steppenwolf Theater.

Sincerely,

David R. Mosena p.c.
David R. Mosena
Commissioner

cc. Joe Gattuso

Placed on File—MISCELLANEOUS MATTERS.

The Committee on Finance submitted reports recommending that the City Council *Place on File* miscellaneous documents transmitted therewith. On motion of Alderman Frost the committee's recommendations were *Concurred In*.

The following is a summary of said documents:

A communication from the Home of The Association of Jewish Blind of Chicago, Inc. transmitting financial statements of June 30, 1978;

A communication from the Department of Law transmitting a report of settlements of suits with entries of judgments for June, 1978;

A communication from the Department of Public Works dated September 21, 1978, transmitting Monthly Progress Report No. 376 showing progress of construction on Sewer Bond Issue Projects for the month ending August 31, 1978;

A communication from the Lutheran Day Nursery dated October 5, 1978, transmitting Audit Report as of June 30, 1978;

A proposed order authorizing the waiver of permit fee for the installation of a gas boiler in St. Michael Lutheran Church, No. 8200 W. Addison Street.

COMMITTEE ON AVIATION.

Failed to Pass—PROPOSED ORDER FOR INSTALLATION OF HELIPORTS ON ROOFS OF NEW HIGH-RISE STRUCTURES IN CHICAGO.

The Committee on Aviation submitted the following report:

CHICAGO, October 3, 1978.

To the President and Members of the City Council:

Your Committee on Aviation, having had under consideration an order (which was referred on April 5, 1978) to give consideration to the installation of heliports on roofs of new high-rise structures, begs leave to recommend that your Honorable Body *Do Not Pass* the proposed order.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) CASIMIR C. LASKOWSKI,
Chairman.

The following is said order transmitted with the foregoing committee report:

Ordered, That the Committee on Aviation is hereby authorized and directed to give consideration to the installation of "Heliports" on the roofs of new high-rise structures in Chicago.

Alderman Laskowski moved to *Concur In* the committee's recommendation. The Chair thereupon stated the pending question to be: "*Shall the proposed order Pass, the recommendation of the committee to the contrary notwithstanding?*"; and the question being put, said proposed order *Failed to Pass*, by yeas and nays as follows: *Yeas—None; Nays—50.*

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 3-F.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, October 19, 1978.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on September 13, 1978) to amend the Chicago Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 11 members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mei, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Axelrod, Schuler, Volini, Saperstein, Stone—50.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District, B4-2 Restricted Service District and Institutional Planned Development No. 182 symbols and indications as shown on Map 3-F in the area bounded by

W. North Avenue; N. Frontier Street; the north line of the C.T.A. right-of-way; N. Orchard Street; W. Weed Street; N. Clybourn Avenue; N. Ogden Avenue; and N. Halsted Street

to the designation of Institutional Planned Development No. 182, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8484-8488 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PLAN OF DEVELOPMENTINSTITUTIONAL PLANNED DEVELOPMENT NO. 182, AS AMENDEDSTATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago, and is designated as Clybourn-Ogden Urban Renewal Disposition Parcels I-2 and R-1.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Clybourn-Ogden Urban Renewal Disposition Parcels I-2 and R-1.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land in Section A will consist of community, social, recreational and day care facilities, including administration offices, gymnasium, pools, handball courts, athletic fields, tennis courts and facilities for related athletic activities. Parking and loading facilities would also be provided.

Use of land in Section B will consist of offices, retail and commercial facilities recreational and social facilities. Parking and loading facilities are provided.

Use of land in Section C will consist of medical offices, laboratory and radiology facilities, conference room/ library, and reception and examination areas. Parking and loading areas will also be provided.
7. The following information sets forth data concerning the property included in said development and a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of the Department of Planning, City and Community Development.

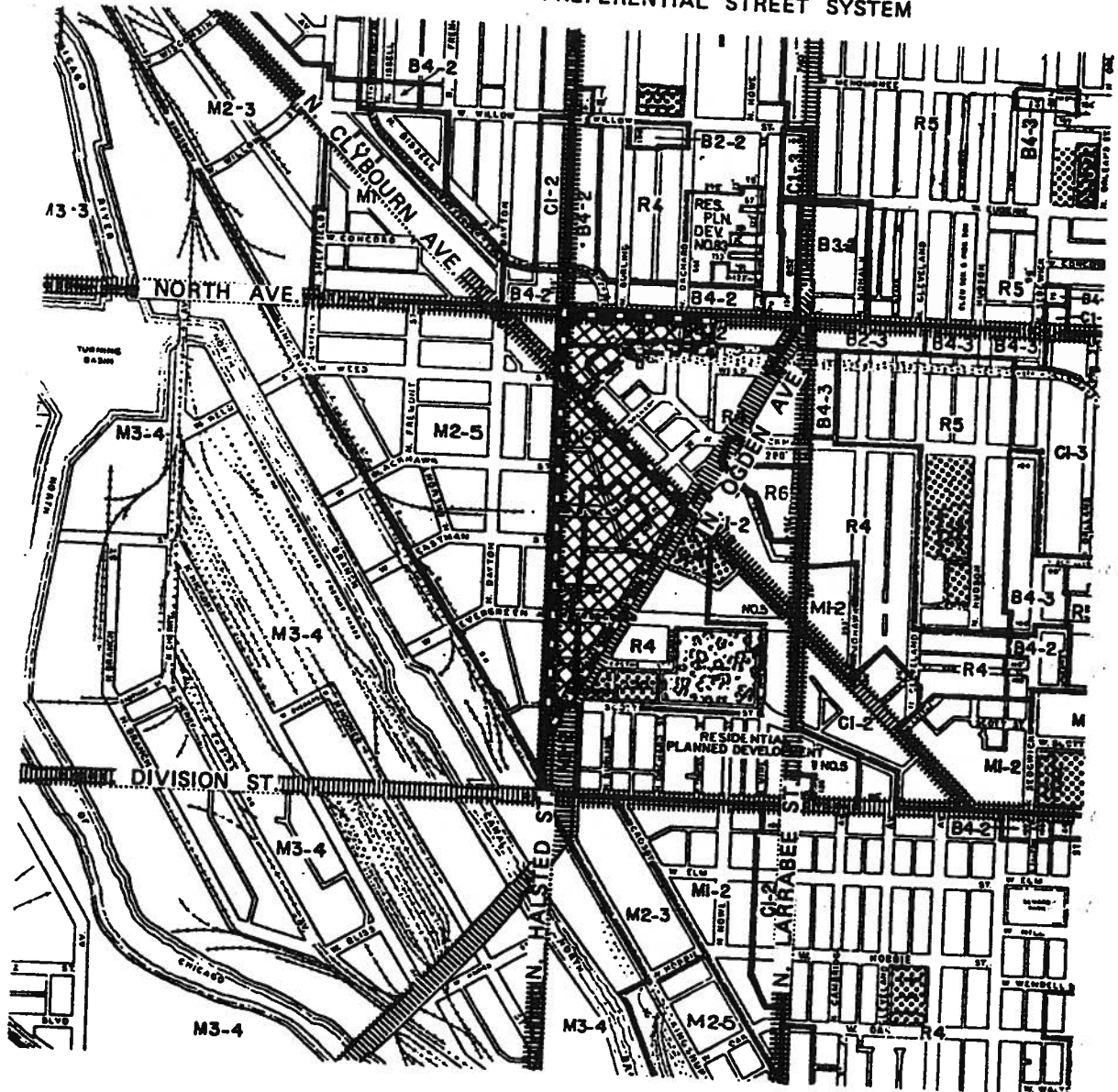
APPLICANT: DEPARTMENT OF URBAN RENEWAL
DATE: SEPTEMBER, 1978

October 20, 1978

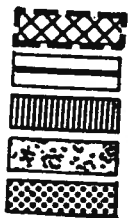
REPORTS OF COMMITTEES

8485

INSTITUTIONAL PLANNED DEVELOPMENT
No. 182, AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



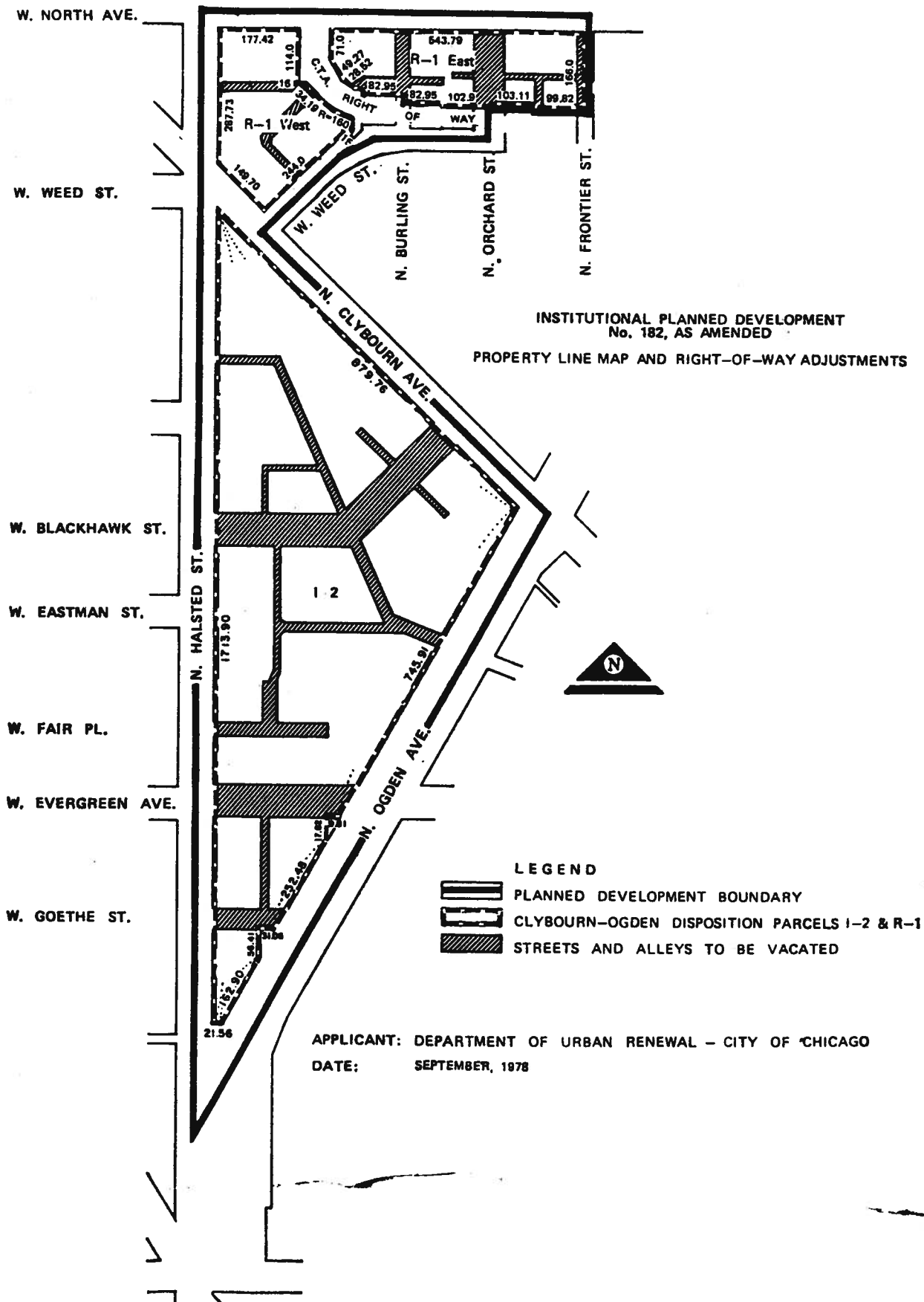
LEGEND

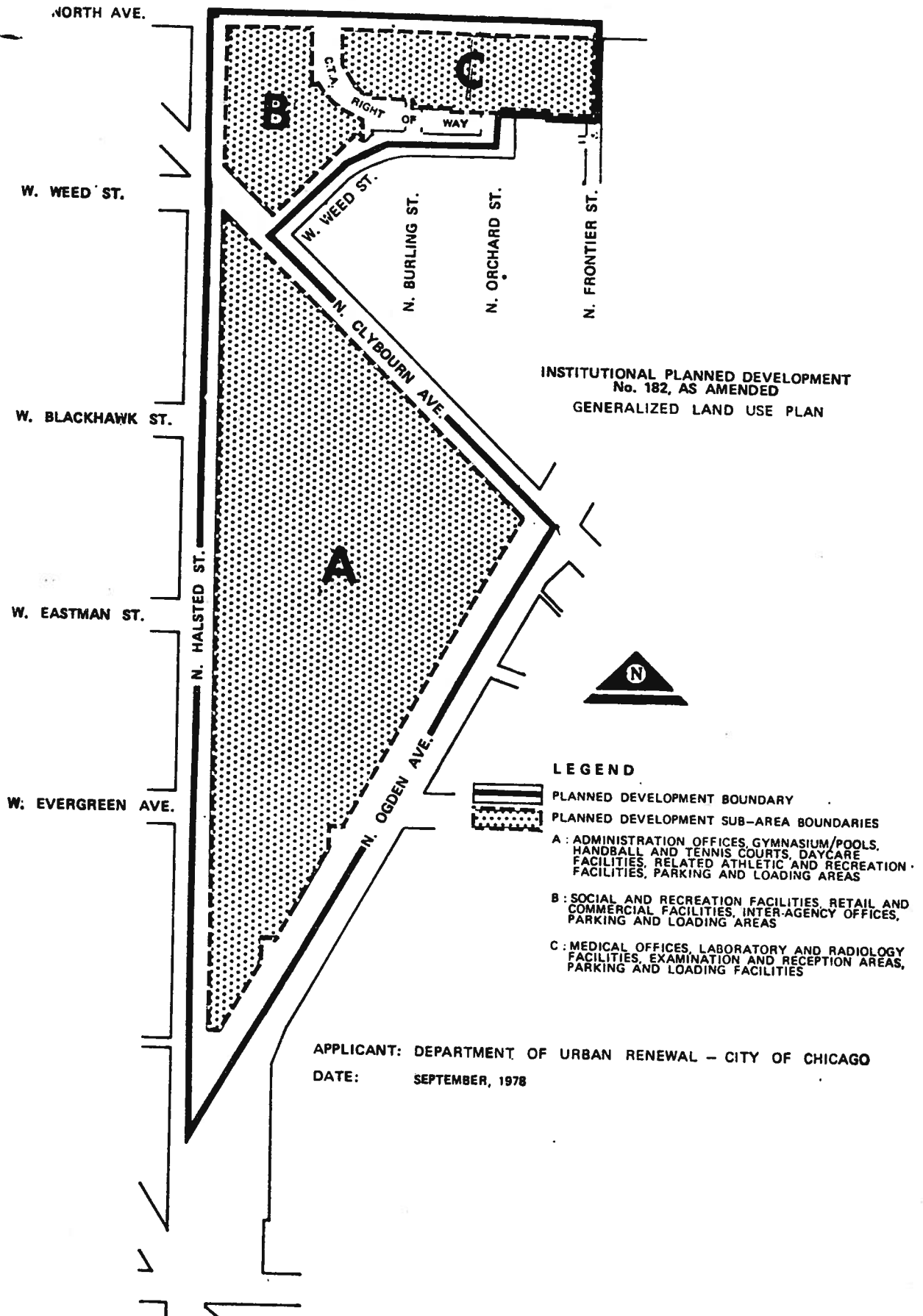


- PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
- ZONING DISTRICT BOUNDARIES
- PREFERENTIAL STREETS
- PARKS AND PLAYGROUNDS
- PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
DATE: SEPTEMBER, 1978





INSTITUTIONAL PLANNED DEVELOPMENT
NO. 182, AS AMENDED
PLANNED DEVELOPMENT USE AND BULK REGULATIONS & DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USES	NUMBER OF D.U.'s	MAXIMUM FLOOR AREA RATIO	MAXIMUM % LAND COVER
	SQUARE FEET	ACRES				
A	544,124.	12.49	A: Administration offices, gymnasium/pools, handball and tennis courts, daycare facilities, related athletic and recreation facilities, parking and loading areas	None	.17	13%
B	74,709.8	1.72	B: Social and recreational facilities, retail and commercial facilities, inter-agency offices, parking and loading areas.	None	.24	12%
C	79,745.4	1.83	C: Medical offices, laboratory and radiology facilities, examination and reception areas, parking and loading facilities	None	.39	19.5%
TOTAL	698,579.2	16.04				

GROSS SITE AREA 892,385.9 sq. ft.	= NET SITE AREA 698,579.2 sq. ft.	+ AREA OF PUBLIC STREET 193,806.7 sq. ft.
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MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = NONE

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: See Above

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 242

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 13.6%

MAXIMUM PERIPHERY SETBACKS:	SUB AREA A	SUB AREA B	SUB AREA C
North Ave.	-	0'	15'
Halsted St.	80'	5'	-
Clybourn Ave.	0'	23'	-
Ogden Ave.	400'	-	-

APPLICANT: Department of Urban Renewal of the City of Chicago

DATE: September, 1978

Reclassification of Area Shown on Map No. 3-F.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area generally bounded by

N. Clybourn Avenue, N. Ogden Avenue and N. Halsted Street

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 6330 to 6334 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 7-G.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence, C1-3 Restricted Commercial and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

N. Lincoln Avenue; a line perpendicular to N. Lincoln Avenue from a point 116.5 feet north of W. Altgeld Street along the west line of N. Lincoln Avenue; W. Altgeld Street; a line 100 feet east of and parallel to N. Sheffield Avenue; the alley next north of and parallel to W. Altgeld Street; the alley next southwesterly and parallel to N. Lincoln Avenue; and a line perpendicular to N. Lincoln Avenue from a point 541.5 feet north of W. Altgeld Street along the west line of N. Lincoln Avenue

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 8-F.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 8-F in the area bounded by

a line 598.33 feet north of W. 37th Street; S. Wentworth Avenue; W. 37th Street and S. Wells Street

to the designation of an Institutional-Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 6335 to 6339 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 10-F.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-5 Restricted Commercial District symbols and indications as shown on Map No. 10-F in the area bounded by

W. Root Street; S. Union Avenue; W. 42nd Street; the alley next west of and parallel to S. Union Avenue

to those of a C3-5 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 12-L (As Amended).**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 12-L in the area bounded by

S. Archer Avenue, S. Long Avenue; the alley next north of and parallel to S. Archer Avenue; S. Lotus Avenue

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 13-G.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

W. Foster Avenue; N. Sheridan Road; a line 250 feet south of and parallel to W. Foster Avenue and the alley next west of and parallel to N. Sheridan Road

to those of a B5-4 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 15-J.**Be It Ordained by the City Council of the City of Chicago:**

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Peterson Avenue; N. Central Park Avenue; W. Bryn Mawr Avenue and N. Pulaski Road

to the designation of a Residential-Institutional-Cultural Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 6340 to 6347 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

INSTITUTIONAL PLANNED DEVELOPMENT No. 182

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago, and is designated as Clybourn-Ogden Urban Renewal Disposition Parcel I-2.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successor upon conveyance of Clybourn-Ogden Urban Renewal Disposition Parcel I-2.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of community, social, recreational and day care facilities, including a building containing offices, a gymnasium and swimming pool and facilities for outdoor recreation. Parking and loading facilities will also be provided.
7. The following information sets forth data concerning the property included in said development and a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the intent and purposes of the Chicago Zoning Ordinance.
8. The Plan of Development, hereby attached, shall be subject to the "Rules and Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST, 1977

W. WEED ST.

W. BLACKHAWK ST.

W. EASTMAN ST.

W. FAIR PL.

W. EVERGREEN AVE.

W. GOETHE ST.




N. HALSTED ST.

INSTITUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTSN. CLYBOURN AVE.
679.76

745.91

N. OGDEN AVE.

LEGEND

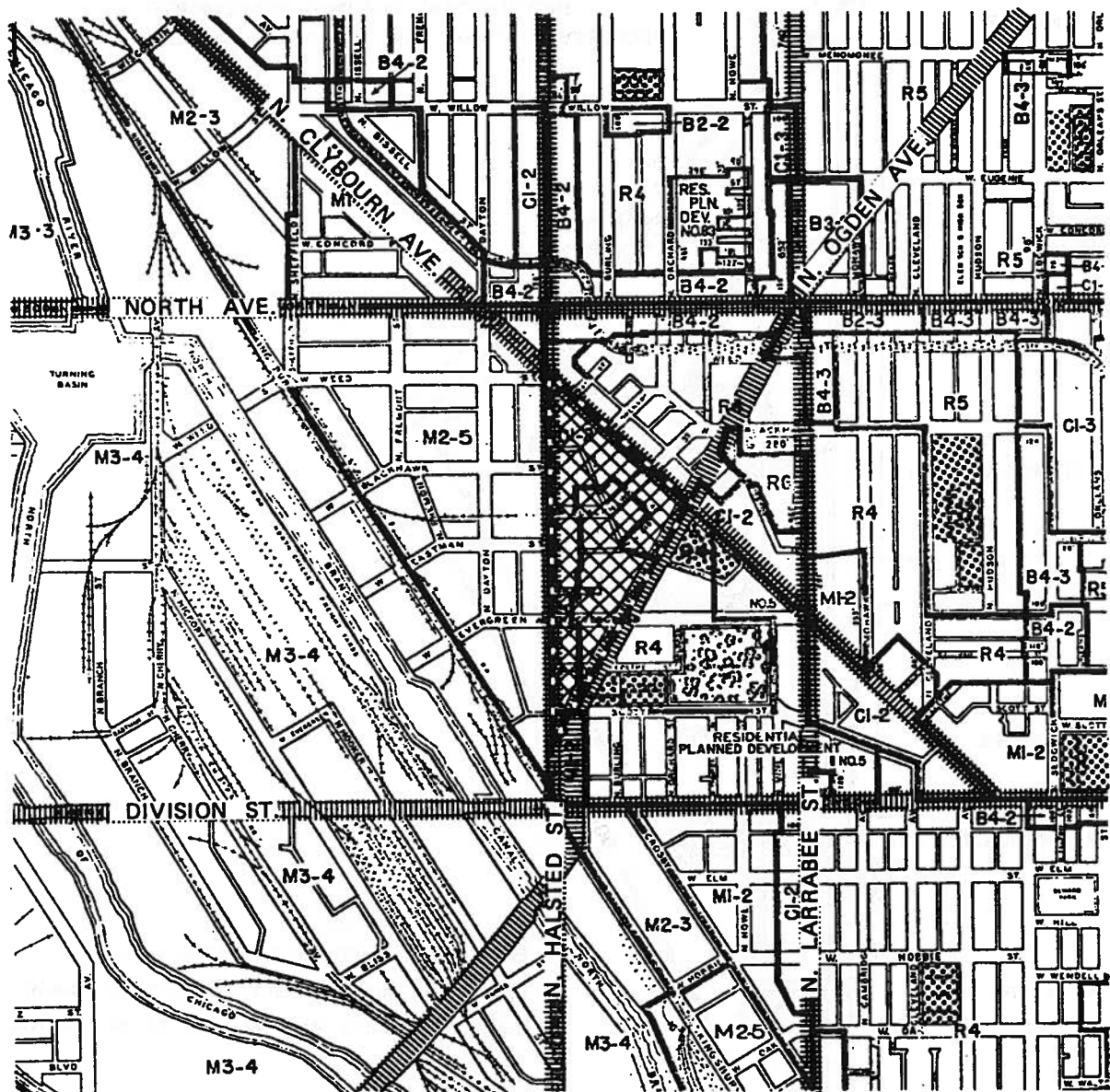
-  PLANNED DEVELOPMENT BOUNDARY
-  CLYBOURN-OGDEN DISPOSITION PARCEL 1-2
-  STREETS AND ALLEYS TO BE VACATED

21.56






APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: AUGUST, 1977

**INSTITUTIONAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM**



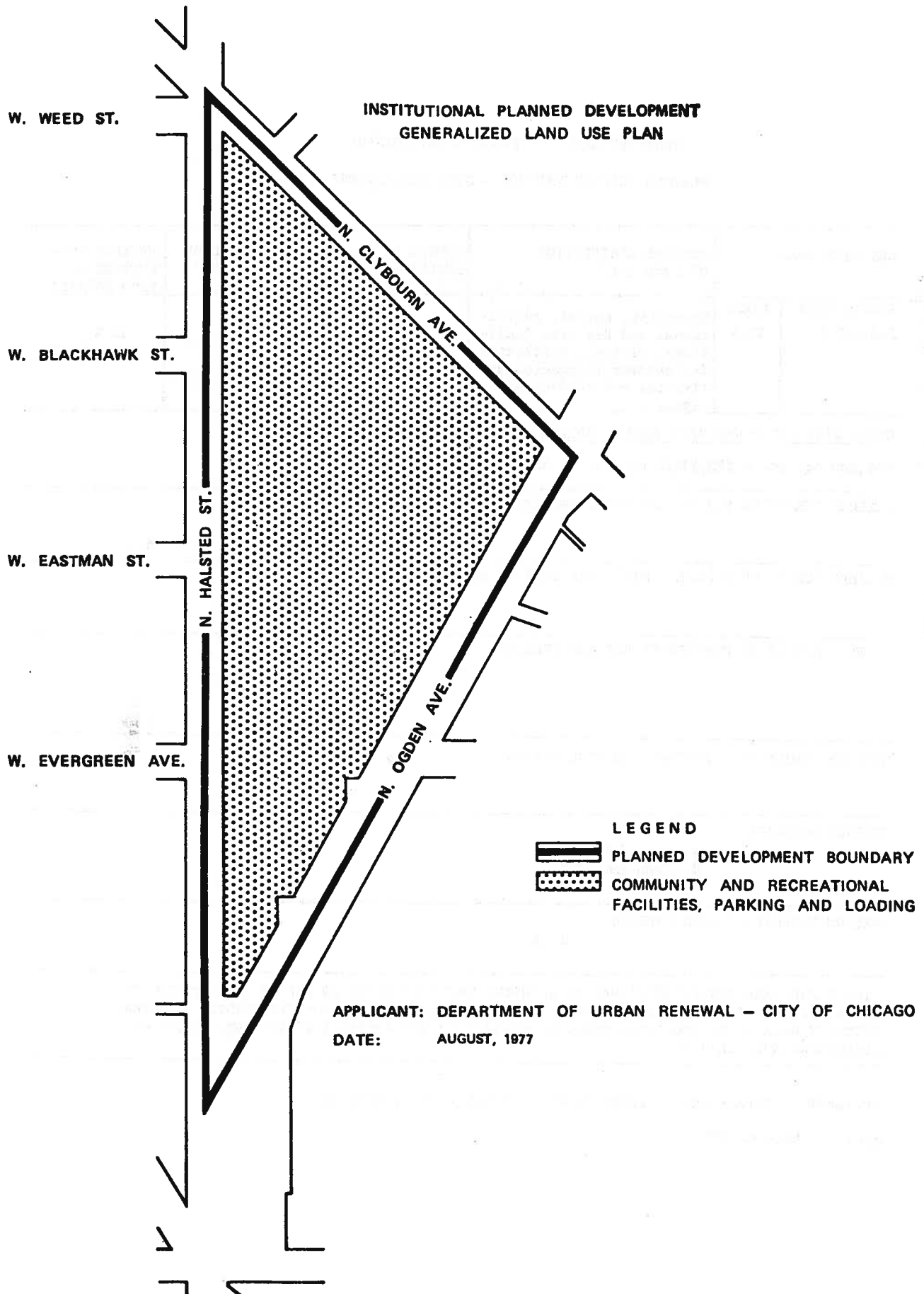
LEGEND

- | | |
|---|--|
|  | PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT |
|  | ZONING DISTRICT BOUNDARIES |
|  | PREFERENTIAL STREETS |
|  | PARKS AND PLAYGROUNDS |
|  | PUBLIC AND QUASI-PUBLIC FACILITIES |



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: AUGUST, 1977



INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PER- CENTAGE OF LAND COVERED
SQUARE FEET 543,932.5	ACRES 12.5	Community, social, recrea- tional and day care facil- ities, offices, facilities for outdoor recreation ac- tivities and landscaped areas.		.3	15 %

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

665,000 sq. ft. = 543,932.5 sq. ft. + 121,067.5 sq. ft.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

.3

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA:

NONE

MINIMUM NUMBER OF OFF-STREET PARKING SPACES:

230 Spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES:

2 SPACES

MINIMUM SETBACKS:

N. Ogden 95'
N. Clybourn 80'
N. Halsted 85'

MAXIMUM PERCENT OF LAND COVERED:

15 %

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: August, 1977